



Scoulton Road, Rockland St. Peter - NR17 1UW



Scoulton Road

Rockland St. Peter, Attleborough

Nestled on an EXCLUSIVE TREE-LINED PLOT, this DETACHED FARMHOUSE-STYLE HOME offers a rare blend of privacy, spaciousness, and versatility, set within a GENEROUS PLOT measuring OVER 1.6 ACRES (stms) and surrounded by OPEN LAWNS, BESPOKE TIMBER OUTBUILDINGS, and SPRAWLING WOODLAND. With approximately 2100 SQ. FT of IMMEDIATE VERSATILE LIVING ACCOMMODATION (with a total space of over 3000 SQ. FT stms), this residence has been CONSIDERABLY EXTENDED and GREATLY IMPROVED, showcasing a stunning KITCHEN and GROUND FLOOR BATHROOM, both finished in 2023. The home is perfectly suited for MULTI-GENERATIONAL LIVING, featuring FIVE DOUBLE BEDROOMS arranged over two levels, with a GROUND FLOOR and FIRST FLOOR BATHROOM and an ADDITIONAL GROUND FLOOR EN-SUITE. The MAIN SITTING ROOM boasts UNDERFLOOR HEATING, creating a warm, inviting space for relaxation while a cosy sitting/dining room space makes for the ideal winter retreat. The highlight for year-round enjoyment is the POOL ROOM, complete with RETRACTABLE ROOFING and a MODERN AIR SOURCE HEAT PUMP SYSTEM.

Two DRIVEWAY PARKING AREAS, a SIZEABLE WORKSHOP, and a GARAGE provide ample space for vehicles and hobbies, with FURTHER CONVERSION POTENTIAL (stp). A TIMBER CABIN within the garden, equipped with power and heating (and plumbing in place for a bathroom), offers a flexible retreat for guests, a home office, or creative pursuits. From the bedroom's sliding doors, a PRIVATE PATIO awaits, complete with a HOT TUB, OUTSIDE SHOWER, and direct entry to the SWIMMING POOL. The SITTING ROOM'S FRENCH DOORS open to a CONTINUING PATIO, forming a perfect sun trap ideal for morning coffee or evening drinks while a sprawling lawn and woodland reach out from here dominating the landscape and creating the ultimate playground for a family to enjoy.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links. The nearby popular market town of Wymondham is approximately 11 miles away with the Cathedral City of Norwich approximately 10 miles away.



- Detached Farm House Style Home On An Exclusive Tree Lined Plot
- Generous Plot measuring Over 1.6 Acres (stms) with Open Lawns, Bespoke Timber Out Buildings & Sprawling Woodland
- Approx. 2100 Sq. Ft Of Immediate Versatile Living Accommodation With Total Space Amounting To Over 3000 Sq. Ft (stms)
- Considerably Extended & Greatly Improved Kitchen & Ground Floor Bathroom, Both Finished In 2023
- Five Double Bedrooms Over Two Levels Giving The Ideal Space For Multi-Generational Living If Required
- Each A Ground Floor & First Floor Bathroom Plus Additional Ground Floor En-Suite
- Pool Room With Retractable Roofing & modern Air Source Heat Pump System Making The Space Useable Year Round
- Two Driveway Parking Sections With Sizeable Workshop & Garage Giving Further Conversion Potential (stp)

SETTING THE SCENE

The property is set back from the street, sitting opposite rolling farmed fields, with two separate shingle driveway entrances, each to the left-hand, right-hand side of the property. The larger driveway sits to the right-hand side, near the newer extended part of the home, whilst the original portion of the property offers direct access to the workshop.

THE GRAND TOUR

Stepping in through the newer side of the home, a welcoming entrance lobby is the first space to greet you, with handy storage space to your right-hand side. Directly ahead, the section of the home ideal for multigenerational living presents itself with a large ground-floor double bedroom, all set upon tile flooring, piped underfloor heating with free-flowing access into a four-piece en suite shower room, complete with wall-mounted heated towel rail and sliding doors taking you directly onto the rear garden patio. Further expansion is offered here with a spiral staircase taking up towards a further double bedroom, complete with built-in storage and direct access onto an attractive balcony overlooking the rear gardens, making this whole portion of the home ideal for separate living. The main living space sits towards the very centre of the home in the form of a 21' sitting room, benefiting from a dual-facing aspect, helping natural light to flood every corner of the space.

Due to its large conventional design, the room offers a potential choice of layout of soft furnishings, with a modern underfloor heating system keeping the space usable all year round. A set of French doors taking you onto the rear garden and patio, whilst a further set of French doors at the front of the home provide a further access point. From here, the original portion of the home is found to the left-hand side, where a cosy sitting and dining room are presented, giving the home a more authentic and historic feel, with the sitting room boasting a stunning red-brick inglenook fireplace, currently housing a cast iron wood-burning fire. The rear of the home has been extended over time to create a much larger kitchen and ground-floor four-piece bathroom suite, both have electric underfloor heating, each of which were fully modernized and finished in 2023 to an incredibly high standard. The kitchen benefits from solid stone work surfaces and a central kitchen island with extended breakfast bar seating, making the space an incredibly sociable living area. Tile flooring gives way to a wide array of wall- and base-mounted storage units, with a further set of French doors taking you onto another patio. The original section of the home offers three double bedrooms, all set from the central landing, with access into another four-piece bathroom suite, located at the very top of the stairs.

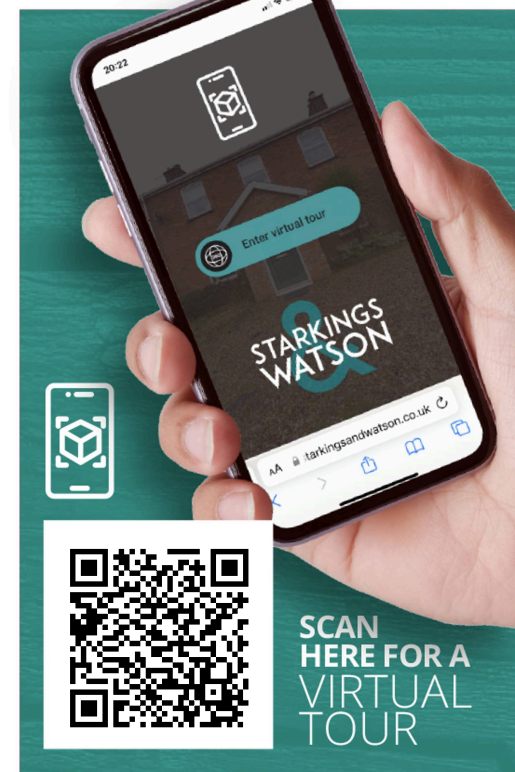
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Postcode : NR17 1UW

What3Words : ///bright.mountains.outgrown

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



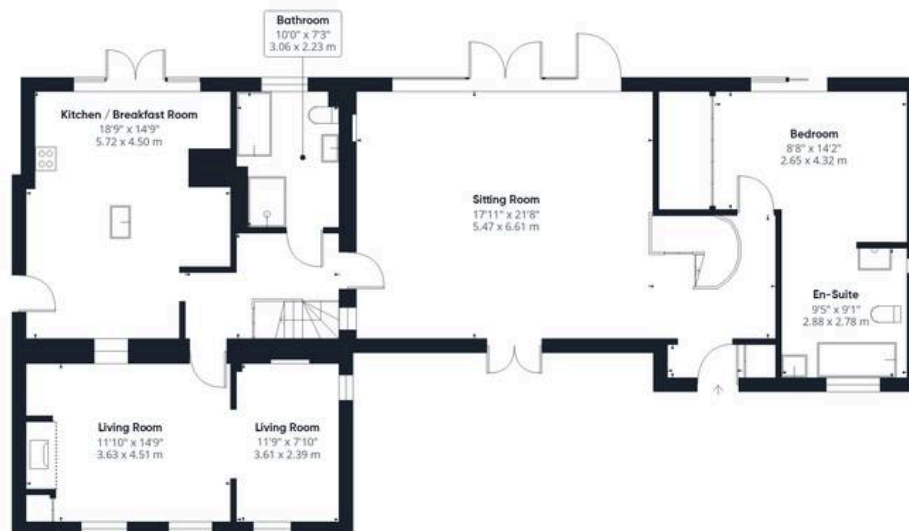




THE GREAT OUTDOORS

Externally, the home benefits from a multitude of additional living spaces, more immediately, a bespoke pool room, complete with retractable roof and air source heat pump heating system, making the space usable and enjoyable all year round. The patio space from the extended portion of the home features a hot tub and external shower, making this the ideal area for guests or potential holiday lets. A private garden reaches out beyond the full-length patio, creating an ideal space for the family to enjoy, whilst a large sprawling woodland reaches out beyond here, giving any potential owner an unprecedented wealth of opportunity to grow and extend the living accommodation. Within the garden to the left-hand side, a recently erected timber cabin features a cast iron wood-burning fire for heat and its own electrical supply, with plumbing currently in place to create a bathroom if required.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

3053 ft²

283.8 m²

Balconies and terraces

33 ft²

3.1 m²

Reduced headroom

100 ft²

9.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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